

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY 94-406-SPHA
Towson, Maryland

District: 7d Date of Posting: 5/5/94
Posted for: Special Hearing & Hearing
Petitioner: Chapel Homes, Inc.
Location of property: 10 Blueleaf Court, 331' S of c/l Hunters Run Drive
Location of Sign: Facing roadway on property being zoned
Remarks: [Signature]
Posted by: [Signature] Date of return: 5/19/94
Number of Signs: 1

receipt

Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-4150
Number: 391 (WCR)
DROP-OFF -- NO REVIEW

Date: 4/14/94

#010 - VARIANCE ----- \$50.00
#030 - SPECIAL HEARING ----- 50.00
#080 - SIGN POSTING (2 SIGNS @ \$35)-- 70.00
TOTAL FEES ----- \$170.00

Legal Owners: Chapel Homes, Inc.
10 Blueleaf Court
District: 8c3
Attorney: John B. Gontum

0268/2014/2510/00
PA 0011/2000/00-14-94
Please Make Checks Payable To: Baltimore County \$170.00

Cashier Validation

TO: FUTURE PUBLISHING COMPANY
April 28, 1994 Issue - Jeffersonian

Please forward billing to:
John B. Gontum, Esq.
814 Eastern Boulevard
Baltimore, Maryland 21221
410-686-8274

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

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10 Blueleaf Court
W/S Blueleaf Court, 331' S of c/l Hunters Run Drive
8th Election District - 3rd Councilmanic
Petitioner(s): Chapel Homes, Inc.
HEARING: TUESDAY, MAY 24, 1994 at 11:00 a.m. Rm. 118 Old Courthouse.

Special Hearing to amend the final development plan of Section VII of Hunter's Run.
Variance to allow side building setback of 20 feet in lieu of the required 40-foot window to window setback; to allow height to height setback of 20 feet for facing elevation heights in lieu of the required 25 feet; and to allow window to lot line setback of 5 feet in lieu of the required 15 feet.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204
APRIL 21, 1994 (410) 887-3353

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Arnold Jablon
Director

cc: Chapel Homes, Inc.
John B. Gontum, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
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CERTIFICATE OF PUBLICATION

TOWSON, MD., April 27, 1994

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on April 28, 1994.

THE JEFFERSONIAN,
LEGAL AD. - TOWSON

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LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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LAW OFFICES/ROMADKA, GONTUM & McLAUGHLIN

DATE: 3/30/94 TRUST NAME: Chapel Homes - Blueleaf Court PAY TO: \$170.00 DESCRIPTION: 94.3005 AMOUNT: \$170.00

Filing of Petition for Variance and Request for Special Hearing & Sign.

#391

CHECK DATE: CHECK NO.: CHECK AMOUNT:

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

May 9, 1994

John B. Gontum, Esquire
814 Eastern Boulevard
Baltimore, Maryland 21221

RE: Case No. 94-406-SPHA, Item No. 391
Petitioner: Chapel Homes, Inc.
Petition for Variance

Dear Mr. Gontum:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on April 14, 1994, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1. The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.

Zoning Plans Advisory Committee Comments
John B. Gontum, Esquire
Date: May 9, 1994
Page 2

2. Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the zoning commissioner will deny the petition due to errors or incompleteness.

3. Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72-hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

If you have any questions concerning the enclosed comments, please feel free to contact Charlotte Minton in the zoning office at 887-3391 or the commenting agency.

Sincerely,
W. Carl Richards, Jr.
Zoning Supervisor

WCR:cm

Maryland Department of Transportation
State Highway Administration

O. James Lightnizer
Secretary
Hal Kassoff
Administrator

4-22-94

Ms. Charlotte Minton
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No. 94-406-SPHA (WCR)

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
Bob Small
for DAVID N. RAMSEY, ACTING CHIEF
John Contestabile, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2255 Statewide Toll Free
Mailing Address: P.O. Box 717 - Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street - Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: April 22, 1994

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Petition from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item 374, 7736 South Cove Road
Item 381, 2209 Headland Avenue
Item 382, 6000 Hamilton Avenue
Item 383, 6732 Charles Street Avenue
Item 387, 1 Brigantine Court
Item 389, 1044 Green Hill Farm Road
Item 391, 10 Blueleaf Court
Item 393, 100 Sunny Meadow Lane
Item 394, 2608 Harwood Road

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 837-3480.

Prepared by: Jeffrey W. Long
Division Chief: Cheryl L. Lewis
PK/JL:pat

374NC.ZAC/PZONR/ZAC1

PLANE ZAC/PZONE/ZAC1

cc: Zoning Commissioner

Peter Max Zimmerman
PETER MAX ZIMMERMAN

IMPORTANT MESSAGE

TO *Barry*

DATE *6/6/70* TIME *3:02 PM*

FROM *John Peterson*

OF _____

PHONE _____

Area Code _____ Number _____ Extension _____

FAX _____

TELEPHONED	<input checked="" type="checkbox"/> PLEASE CALL		
CAME TO SEE YOU	<input type="checkbox"/> RETURNED YOUR CALL		
WANTS TO SEE YOU	<input type="checkbox"/> WILL CALL AGAIN		
WILL FAX YOU	<input type="checkbox"/> URGENT!		

Message: *No child would
need a wealth of
\$111,000.00
rather than \$11*

Signed *94-506-5944*

 Printed with Soybean Ink on Recycled Paper

4
 Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing
 PROPERTY ADDRESS: 10 BLUELEAF COURT
 Subdivision name: HUNTERS RUN
 plat book # 60 folio # 54, lot # 170, section VII
 OWNER: CHAPEL HOMES, INC.
 (Plat pages 5 & 6 of the CHS 74154 for additional required plat material)
 Pet. No 1

 LOCATION INFORMATION
 Commercial District: 3
 Election District: B
 1:200 scale map NW 1/4 B
 Zoning: DR 3.5
 Lot size: 0.178 Ac. 1753.68 SF
 average square foot
 SEVEN ☒
 WATER ☒
 Chesapeake Bay Critical Area ☒
 Prior Zoning: Neatings
 Zoning Office USE ONLY
 reduced by: 1118 9/1/11
 391

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Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

APRIL 21, 1994

(410) 887-3353

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Arnold Jablon
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John B. Gontum, Esq.

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Printed with Screen Ink on Recycled Paper

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THE JEFFERSONIAN,
LEGAL AD., TOWSON

A. Hennickson

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LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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4/29/94 April 28

LAW OFFICES/ROMADKA, GONTUM & McLAUGHLIN

DATE: 3/30/94 TRUST NAME: Chapel Homes - Blueleaf Court PAY TO: \$170.00 DESCRIPTION: 94.3005 Filing of Petition for Variance and Request for Special Hearing & Sign. AMOUNT: \$170.00

#391

CHECK DATE: CHECK NO.: CHECK AMOUNT:

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

May 9, 1994

John B. Gontum, Esquire
814 Eastern Boulevard
Baltimore, Maryland 21221

RE: Case No. 94-406-SPHA, Item No. 391
Petitioner: Chapel Homes, Inc.
Petition for Variance

Dear Mr. Gontum:

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Zoning Plans Advisory Committee Comments
John B. Gontum, Esquire
Date: May 9, 1994
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If you have any questions concerning the enclosed comments, please feel free to contact Charlotte Minton in the zoning office at 887-3391 or the commenting agency.

Sincerely,
W. Carl Richards, Jr.
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Zoning Supervisor

WCR:cm

Maryland Department of Transportation
State Highway Administration

O. James Lightnizer
Secretary
Hal Kassoff
Administrator

4-22-94

Ms. Charlotte Minton
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No. 94-406-SPHA (WCR)

Dear Ms. Minton:

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Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
Bob Small
for DAVID N. RAMSEY, ACTING CHIEF
John Contestabile, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2255 Statewide Toll Free
Mailing Address: P.O. Box 717 - Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street - Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: April 22, 1994

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Petition from Zoning Advisory Committee

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Item 387, 1 Brigantine Court
Item 389, 1044 Green Hill Farm Road
Item 391, 10 Blueleaf Court
Item 393, 100 Sunny Meadow Lane
Item 394, 2608 Harwood Road

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 837-3480.

Prepared by: *Jeffrey W. Long*
Division Chief: *Carol L. Lewis*
PK/JL:pat

374NC.ZAC/PZONR/ZAC1

FINDINGS OF FACT AND CONCLUSIONS OF LAW

For the distances between Lots 178 and 179: To permit a side building setback of 20 feet in lieu of the required window to window setback of 40 feet; to permit a height to height setback of 20 feet in lieu

Testimony and evidence presented revealed that the subject property, known as Lot 178 of Hunters Run, consists of 0.178 acres, more or less, zoned D.R. 3.5 and is proposed for development with a single family dwelling in accordance with Petitioner's Exhibit 1. Due to the location of existing improvements on both sides of the subject property, the requested variances are necessary in order to develop the property consistent with other homes in this development. Testimony revealed that the requested variances are necessary in order to meet market demands for larger homes with windows on smaller lots. Mr. Faust testified that 70% of the homes in this development have windows on both sides of the dwelling. The house on adjoining Lot 177 has windows on the south side facing Lot 178. In addition, the house on Lot 179 is nearing completion and has been built with windows on both sides. The Petitioner proposes to construct a dwelling 56 feet in width on Lot 178, with windows on both sides, and thus, has requested the instant variances. The Petitioner testified that this development was approved under the old C.M.D.P. regulations and as a result, must meet those requirements; however, under the current regulations no variances would be necessary.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 1801.2.C.2.b of the B.C.Z.R. and Section V.B.6.c of the C.M.D.P. to permit a side building setback of 22 feet in lieu of the required window to window setback of 40 feet between Lots 178 and 179, be and is hereby GRANTED; and,

- 5 -

(410) 887-4386

June 15, 1994

Dear Mr. Gontrom:

People's Counsel

~~Ex 1~~

Contract Purchase/Lease: _____

Legal Name: _____

Chapel Homes, Inc.

Type or Print Name _____

Thomas Faust

Signature _____

Signature: THOMAS FAUST, President

Address _____

Type or Print Name _____

City _____ State _____ License _____

Signature _____

P.O. Box 4397 (410) 560-1182

Address _____ Phone No. _____

Timonium Maryland 21093

City _____ State _____ Zip Code _____

ALL ASSETS AND OTHER INFORMATION OF SELLER OWNER, CONTRACT PURCHASER OR TRANSFEROR TO BE COMPLETED.

Name _____

Address _____ Phone No. _____

City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

_____ unnecessary for Hearing

The following dates _____

ALL _____ OTHER _____

REVIEWED BY _____ DATE _____

Beginning at a point on the west side of Blueleaf Court which is 50 feet wide at the distance of 331.25 feet south of the center line of the nearest improved intersecting street, Hunters Run Drive which is 50 feet wide. Being Lot #178, Block G, Section VII in the subdivision of Hunters Run as recorded in Baltimore County Plat Book S.M. 60, Folio 54, containing 0.178 Ac. ±. Also known as #10 Blueleaf Court and located in the 8th Election District.

NOTE: THE ABOVE DESCRIPTION IS FOR ZONING PURPOSES ONLY AND NOT TO BE USED FOR CONVEYANCE OR AGREEMENTS.

